

BOROUGH OF BEACH HAVEN
LAND USE BOARD MEETING
300 Engleside Avenue
Beach Haven NJ 08008
Monday, April 4th, 2022 6:00 PM
Zoom Meeting ID: 842 9169 8629

(THE CHAIRWOMAN HAS THE RIGHT TO CHANGE THE ORDER OF THE MEETING)

FLAG SALUTE

SUNSHINE LAW *Pursuant to the New Jersey Open Public Meetings Act adequate notice of this meeting has been provided by posting on the bulletin board in the entrance hall of the Beach Haven Municipal Building and mailing the same to the Beach Haven Times and the Asbury Park Press.*

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision for each individual application. Decorum appropriate to a judicial hearing must be maintained at all times

ROLL CALL

Mrs. Edels, Class IV ____

Mr. Horensky, Class IV ____

Mrs. Lenhard, Class IV ____

Mr. Muha, Class IV ____

Mr. Pisano, Class IV ____

Mr. Stevens, Class IV ____

Mrs. Baxter, Class I ____

Mr. Medel, Class II ____

Mrs. Baumiller, Class III ____

Mr. Genna, Alt. 1 ____

Mr. Tinquist, Alt. 2 ____

Mr. Balbo, Alt. 3 ____

Mr. Loffredo, Alt. 4 ____

NEW BUSINESS:

APPROVAL OF MINUTES: March 7th, 2022 Minutes

APPROVAL OF BILLS: April 2022 Bills

ESCROW RETRUN REQUESTS:

- Application 2021-16, 107 N. Bay Ave.
 - Requests \$673.80 to be returned.
- Application 2020-01, 2209 West Ave.
 - Requests \$58.00 to be returned.

THREE PERSON REVIEW:

- **Dock and Claw Clam Bar** was approved to operate a restaurant at 506 Centre St.
- **Holiday Snack Bar**- 401 Centre St. was approved to expand their menu and open for breakfast. They have been approved to operate from 7am to 9pm. They will not be allowed to have outside dining for breakfast before 9am.
- **Queen City Crust** - 1002 N. Bay Ave. was approved to operate a café from 8am to 8:30pm that sells artisan breads, sandwiches, and pizzas.

OLD BUSINESS:

- **RESOLUTION # 2022-03 J & R LLC- 400 Leeward Ave. – Block: 1 Lot:46**
- **RESOLUTION # 2022-04 405 AMBER ST. LLC- 405 Amber St. – Block: 131 Lot:22**

PUBLIC HEARING:

APPLICATION #2022-02 POLASCAK- 229 Eleventh St. Unit C – Block: 208 Lot: 17

The applicant proposes to construct a third floor above the existing rear two-unit condominium and convert the existing first floor condominium unit to storage in order to have the existing building above flood elevation. The Applicant is seeking a Use Variance for the expansion of a nonconforming multi-unit building.

APPLICATION #2022-05 SINGER APPEAL- 1609 S. Bay Ave. – Block: 61 Lot: 3.01

The property contains a single-family dwelling and a two-family dwelling. The Applicant is appealing the decision made by the Beach Haven Zoning Officer that the duplex on the property was a preexisting, non-conforming use and structure pursuant to Section 212-7 (C) and (D) of the Borough of Beach Haven Zoning Ordinance. The zoning officer determined that the duplex was not a preexisting, non-conforming use and structure. The applicant believes that the decision of the prior zoning officer is in error. In addition, the Applicant disputes the prior Zoning Officers assertion that the applicants agreed to convert the two-family dwelling structure to a single-family structure because it was an illegal structure.

APPLICATION #2022-06 ATLANTIC CITY ELECTRIC- 315 Second St. – Block: 152 Lot: 1 & 2

Currently the site contains three electric regulator units that control the intake and distribution of electricity to this section of the Borough. In order to enhance energy service for Atlantic City Electric's customers, the Applicant is requesting Preliminary and Final Site Plan approval with variance and waiver relief in order to allow the construction of a battery storage system facility. This Battery Storage project is designed to improve the reliability and quality of electrical service for the residents and seasonal visitors in Beach Haven and Long Beach Island during peak times when customer demand for electricity is highest. The Battery Storage System will feed power into the local energy grid on demand for delivery to local homes and businesses.

DISCUSSION

Ordinance 212-9G(3) regarding two entrances to each dwelling.

ADJOURNMENT